



## Legislation Text

File #: ORD 2017-041, Version: 1

### AGENDA ITEM REPORT

#### TITLE:

AN ORDINANCE APPROVING THE REZONING REQUEST OF FIRST COAST ENERGY, LLP FOR THE PROPERTY KNOWN AS SHELL/DAILY'S, GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAMPLE ROAD AND LYONS ROAD, FROM CONVENIENCE SHOPPING DISTRICT (B-2) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD). (QUASI-JUDICIAL) (SECOND PUBLIC HEARING)

#### BACKGROUND:

**This item was approved on First Reading at the September 28, 2017, City Commission meeting and tabled to a date certain at the October 12, 2017, City Commission meeting.**

The applicant, Michael Troxell of Thomas Engineering Group, on behalf of the owner, First Coast Energy, LLP, is requesting rezoning approval from Convenience Shopping District (B-2) to Planned MainStreet Development District (PMDD), to be known as the Shell/Daily's PMDD. The subject property is generally located at the northwest corner of Sample Road and Lyons Road.

The property owner is requesting rezoning approval to comply with the MainStreet Design Standards and PMDD rezoning requirements. As a total redevelopment to an existing facility, the applicant is required to incorporate MainStreet Design Standards and green building commitments, where feasible.

The Lyons and Sample Road Plat (Plat), which is made up of two separate tracts, is somewhat unique in that it is bisected by Lyons Road. The existing Vista BMW Automobile Dealership and Walgreens Pharmacy, located on Tract A, are situated on the east side of Lyons Road. Tract C, subject of this application, is situated on the west side of Lyons Road and is home to an existing Shell gas station with a convenience store.

Both tracts within the Plat had B-2 zoning designations. Due to the scale of the proposed project, as well as site specific design criteria typical of an automobile dealership, Tract A of the Plat was rezoned to the Sample and Lyons Planned Commerce District (PCD), leaving only the gas station and convenience store on Tract C with B-2 zoning.

Tract C is approximately 2.11+/- acres, with NW 37th Street on the north, NW 47th Avenue on the west, Sample Road on the south, and Lyons Road on the east. Currently, the applicant is proposing to redevelop the entire site. The existing convenience store, gas station structures, and car wash will be demolished, and a new 5,000 square-foot convenience store, eight-pump, sixteen fueling position gas station, and car wash are proposed.

Concurrently with this application, the applicant is seeking PMDD site plan approval.

## **DISCUSSION:**

In the event that proposed development programs cannot achieve certain design standards as required for the MainStreet Project Area (MSPA), the applicant must propose alternative solutions that meet the intent and overall concept of MainStreet. Given the nature of the existing site and use, the Shell/Daily's PMDD proposes the following alternative solutions to the MainStreet Design Standards:

- In the MainStreet Design Standards, perimeter greenway shall incorporate minimum sidewalk design and enhanced landscaping. Applicant proposes the minimum 12' Venetian Red sidewalk with reduced landscaping due to Florida Department of Transportation (FDOT) right-of-way encroachment.
- In the MainStreet Design Standards, street orientation and building uses shall respond to the street. The applicant proposes to re-orient the convenience store primary building entrance to face west but proposes a second pedestrian entrance fronting Lyons Road.
- In the MainStreet Design Standards, street orientation and building façades should be open and inviting on all façades. The applicant proposes the installation of bollards at each entrance (26 in total) to improve safety.
- In the MainStreet Design Standards, shading shall be provided to minimize heat gain. The applicant proposes a 1' roof overhang and green screens on the east side of the convenience store and the south side of the car wash to reduce heat gain.
- In the MainStreet Design Standards, buildings shall be articulated, and large expansive blank surfaces are discouraged. The applicant proposes columns at the exterior for façade articulation and two covered entrances.
- In the MainStreet Design Standards, green rooftops shall be provided on commercial buildings and top of garages. The applicant is proposing to provide light colored/high reflective material on the roof.

## **PUBLIC INVOLVMENT:**

Per Section 13-36 (c) of the City's Code of Ordinances, property owners within 500 feet of the subject property (11 property owners) were notified by mail of the rezoning request and invited to attend the City Commission meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the City Commission meeting. To date, staff has not received any public inquiries related to the project.

## **RECOMMENDATION:**

The Planning and Zoning Board, at its July 12, 2017, meeting, recommended approval of this application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

**FISCAL IMPACT:** N/A